

# FOR LEASE

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***1 Wolcott Rd***  
***Wolcott, CT 06716***

**FOR LEASE 4,500 +/- S/F**  
**Light Industrial / Commercial Use**  
**Loading Dock and Drive-In Door**  
**All Municipal Utilities with 12' Ceilings**  
**Plenty of Parking**  
**Located Between Rt 8 & I-84**  
**Asking: \$12.00 PSF Plus Utilities**





# PROPERTY DATA FORM

<b>PROPERTY ADDRESS</b>		1 Wolcott Rd	
<b>CITY, STATE</b>		Wolcott, CT 06716	
<b>BUILDING INFO</b>		<b>MECHANICAL EQUIP.</b>	
Total S/F	19,824	Air Conditioning	Yes / Main room only
Floors	1	Sprinkler / Type	Yes / Wet
Avail S/F	4,500	Type of Heat	Gas / Forced air
Ceiling Height	14' with 12' clearance	<b>OTHER</b>	
Roof	Flat / Rubber	Zoning	Industrial
		Parking	Full Parking lot
Avail Docks	1	Distance To...	Rt 8/ 5 mi I84
Avail Drive-in Door	1	Total Acres	1.00
Ext. Construction	Concrete / Cinder Block	<b>TAXES</b>	
Date Built	1940	Assessment	
<b>UTILITIES</b>	<b>Tenant /Buyer to Verify</b>	Appraisal	
Sewer	City	Mill Rate	
Water	City	Taxes	
Gas	Eversource		
Electrical		<b>TERMS</b>	
Amps	400		
Volts		Lease	\$12.00 PSF + Utilities
Phase	3Ph		



